Davidson County DEEDWARR
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Fees:13.00 Taxes:407.00
20070918-0111621

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of September, 2007.

Notary Public:

MY COMMISSION EXPIRES: 3/7/11
(AFFIX SEAL)

JAMIE C. POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Cynthia V. Dye	Residential Loan Centers of America	Parcel ID:
910 Old Fountain Place	7101 Executive Center Dr., Ste. 297	064120A91000CO
Hermitage, TN 37076	Brentwood, TN 37027	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Debbia G. Maynard, married, a/k/a Debia G. Maynard

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Cynthia V. Dye and husband, Jerry W. Dye

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Unit No. 910, on the Plan of Section 2, Fox Run Condominiums, of record in Plat Book 5200, Page 148, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Debbia R. Maynard by Quitclaim Deed from Helon E. Ralls of record in Instrument 20061103-0137337, and re-recorded in Instrument 20061128-0146536, Register's Office for said County, dated October 20, 2006. And being the same property conveyed to Helon E. Ralls, a single person, and Debia G. Maynard, a single person, as tenants in common with right of survivorship, by deed from Elaine Tonello, a single person, of record in Instrument 20040721-0086965, said Register's Office, dated April 27, 2004.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 4465, Page 102; Book 4956, Page 582; Book 553, Page 713; Book 5895, Page 516; Book 5936, Page 301; Book 6370, Page 817; Book 8510, Page 95; Book 4956, Page 590; Book 5174, Page 609; Book 5548, Page 852; Book 5564, Page 582; Book 5896, Page 1; and Book 8510, Page 100, said Register's Office.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5200, Page 148; and (3) Easement to First Suburban Water Utility District of record in Book 8035, Page 646, said Register's Office.

Debbia G. Maynard and Debia G. Maynard being one in the same person.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 910 Old Fountain Place, Hermitage, TN 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 14th day of September, 2007.

Debbia G. Maynard

Debbia G. Maynard

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Debbia G. Maynard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of September, 2007.

My Commission Expires: 3/7/11

Notary Public

